



FACT SHEET

Proposed Zoning Ordinance Text Amendment Parking Program Text Amendment (4-TA-2004)

Purpose: To integrate the new Downtown Overlay (DO) Parking Provisions into the appropriate Sections of Scottsdale's Zoning Ordinance, to strengthen the intent of the city's downtown parking program and to update parking provisions outside of the DO district.

Background: The City's current Downtown Parking Program was initiated two years ago. A key focus of the city's recently established Downtown Group includes strengthening the City's commitment to downtown revitalization. Providing parking programs and incentives is one tool to further downtown revitalization.

The DO contains several parking components that can be confused with citywide requirements. Separating out downtown requirements will make it easier for downtown business and property owners to understand how the zoning code applies to them. In addition, several sections including bicycle requirements, in-lieu fees, and other incentives and programs will be reviewed for consistency with downtown revitalization goals and in consideration of needs for other areas of the City.

Community Input:

At Community Open House meetings information is made available and dialogue regarding potential ordinance changes occurs. The intent of the meetings is to exchange ideas and information so that the update can adequately address community needs.

Tentative Public Hearing/Public Involvement Schedule:

- May 13, 2004 – First Community Open House
- March 30, 2005 – Second Community Open House (8:30 a.m. and 5:30 p.m.)
- May - Planning Commission
- June - City Council

On-line Case Fact Sheet:

<http://eservices.scottsdaleaz.gov/cases/casesheet.aspx?caseid=27201>

Staff Contact:

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Proposed Change/Benefit:

1. Clarification of Language and Document Structure/Format
 - a. Places DO section in a unified visible part of parking section
 - b. Arranges paragraphs and thoughts within to transition better throughout the document.
 - c. Adds definition for Valet Parking
 - d. Redefines commercial parking lots
 - e. Uses clarifying language to differentiate parking spaces and parking lots
 - f. Mixed Use Shared Parking incorporates duplications of Parking Master Plans
 - g. Relocates Remote Parking to the DO section
2. Updated Standards
 - a. Adds language to allow building above P2 surface parking lots
 - b. Adds a Valet section to allow on-site valet services and provide a better relationship between the City's Licensing requirements and the Zoning Ordinance
 - c. Adds a reference to the latest standards published on federal mobility impaired accessible space standards and deletes existing standards language
 - d. Allows parking to back out across an alley
 - e. Clarifies the in-lieu payment program
3. Items Deleted from Ordinance
 - a. Credit for on-street spaces (Sec. 9.104) deleted to be consistent with the DO
 - b. Deletes evening use credits section
 - c. Deletes monthly in-lieu lease program
4. Bicycle Section Modifications
 - a. Allows 50% of the maximum required bicycle parking improvements to be installed with initial construction, and the remaining 50% to be installed at a later date.
 - b. Adds language to provide more clear descriptions of bicycle facilities and their location

4-22-2005